## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 90

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Darius & Nellie M. Bray legal owner of the property sit. - in Baltimore County and which is described in the description and plat attached hereto ar mace a part hereof,

hereby petition for a Variance from Section 1 BO2.3C1 to permit a sideyard etback

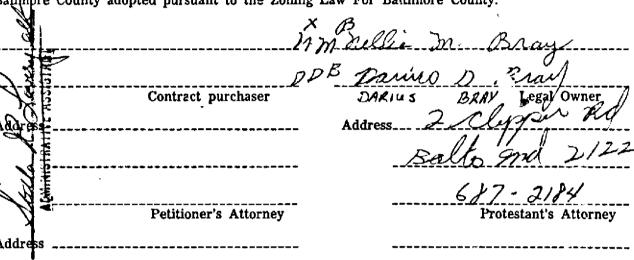
of 17" instead of the required 10' and a rearyard setback of 17" instead of the . + B

required 30'. Section 400.1 to allow an existing accessory structure (pool) ! to be located outside of the third of the lot farthest removed from any street 3.4/8/82

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

We need it for laundry room, storage room and childrens bikes. We put it on this location because concrete foundation was already there. It also has a roof there but the roof was eaten up by termites and needed to be replaced. So, we closed it in. It is a 2 bedroom house with no basement. We have 4 children and need it for washer and dryer. Which is a necessity.

Property is to be posted and advertised as prescribed by Zonirg Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of alimbre County adopted pursuant to the Zoning Law For Baltimore County.



of\_\_\_\_\_\_, 19780, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

RDERED By The Zoning Commissioner of Baltimore County, this 21st day

OR

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**G**RDER

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

**EVALUATION COMMENTS** 

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 13, 1980

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

MEMBERS

Bureau of

Nicholas B. Commodari

Chairman

Engineering Depai ment of Traffic Engineering

State Roads Commission Health Department Project Planning Building Department Board of Education Zoning Administration

Mr. & Mrs. Darius D. Bray Clipper Road Baltimore, Maryland 21221

> RE: Item No. 203 Petitioners - Darius D. Bray, et ux Variance Petition

Dear Mr. & Mrs. Bray:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located at the intersection of Clipper and Riverside Roads in the 15th Election District, this Variance is required as a result of a recently constructed addition to the rear of the existing dwelling. In addition, a request to legalize the location of the existing pool, which was constructed approximately two years ago has also been included with this petition.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Mulo to Blommedan NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:hk Enclosures BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIPECTOR

May 13, 1980

. Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #203 (1979-1980) Property Owner: Darius D. & Nellia M. Bray N/W cor. Clipper Rd. & Riverside Rd. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit a side setback of 17" in lieu of the required 10' and a rear setback of 17" in lieu of the required 30'. Acres: 0.128 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

This property comprises Lot 13, Block J, Plat 2, Eastern Terrace, recorded C.W.B., Jr. 12, Folio 119.

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 203. (1979-1980).

> Elaunt Thurstano ELLSWORTH N. DIVER, P.E.

Chief, Bureau of Engineering

END: EAM: FWR: SS cc: J. Wimbley

I-SW Key Sheet, 4 NE 25 & 26 Pos. Sheets NE 1 G Topo, 97 Tax Map

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

May 14, 1980

Mr. William R. Hammond, Zoning Commissioner Office of Planning and Loning County Office Building Towson, Maryland 21201

Dear Mr. Hammond:

Comments on Item #203, Zoning Advisory Committee Meeting of April 15, 1980, are as follows:

Property Owner: Darius D. & Nellie M. Bray
Location: NW/C Clipper Rd. & Riverside Rd.

Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit a side setback of 17 in lieu of the required 10' and a rear setback of 17" in lieu of the required

0.128 Acres: District: 15th

Metropolitan water and sewer exist; therefore, the proposed addition should not pose any health hazards.

> Very truly yours, Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 JOHN D. SEYFFERT DIRECTOR

June 3, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #203, Zoning Advisory Committee Meeting, April 15, 1980, are as follows:

Property Owner: Darius D and Nellie M. Bray Location: NW/C Clipper Road and Riverside Road Existing Zoning: D.R.5.5 Proposed Zoning: Variance to permit a side setback of 17" in lieu of the required 10' and a rear setback of 17" in lieu of the required 30'. Acres: 0.128 District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

John L. Wimbley Current Planning and Development BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204 825-7310

PAUL H. REINCKE CHIEF

May 14, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 2120h

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Darius D. & Hellie H. Bray Location: IN/C Clipper Road & Riverside Road

Item No: Zoning Agenda: Meeting of April 15,1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

Special Inspection Division

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland 21204

Towson, Maryland - 21204

Date: April 14, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue

Z.A.C. Meeting of: April 15, 1980

RE: Item No: 197, 198, 199, 200, 201, 202, 203 Property Owner: Location: Present Zoning: Proposed Zoming:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Nm. Nick Petrovich, Assistant Department of Planning

WNP/bp

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours, John Zerbully

Planner III

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following find 'g of facts that strict compliance with the Baltimore County Zoning Regulations would : sult in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th, day of August 1980, that the herein Petition for Variances to permit a side yard setback of seventeen inches in lieu of the required ten: feet or a rear yard setback of seventeen inches in lieu of the required thirty feet, either for the existving structure, and the existing accessory structure, an aboveground swimming pool, to be located outside of the third of the subject lot farthest removed from any street shoul be and the same is GRANTED, from and after the date of this Order, subject however, to the following restrictions:

- 1. No further improvement shall be made without a building permit being issued prior to such an improvement.
- 2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Bal more County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Zoning Description

2 Clipper Road

The state of the s

Beginning for the same on the Southwest corner of Clipper Road and Riverside Road and known as lot 13 Block J, Plat 2 of Eastern Terrace recorded in the land records of Baltimore County in Liber 12 folio 119.

WILLIAM E HAMMOND ZONING COMMIDIALISER

June 16, 1980

Mr. & Mrs. Darius D. Bray 2 Clipper Road Baltimore, Maryland 21221

RE: Petition for Variance NW/C Clipper Rd & Riverside Rd Case No. 80-259-A

Dear Mr. & Mrs. Bray:

This is to advise you that \$46.25 is due for advertising and posting of the above-property.

Please make check payable to Ealtimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

WEH:sj

RE: PETITION FOR VARIANCES NW corner of Clipper Rd. and Riverside Rd., 15th District

OF BALTIMORE COUNTY

. BEFORE THE ZONING COMMISSIONER

: Case No. 80-259-A DARIUS D. BRAY, et ux, Petitioners

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 17th day of June, 1980, a copy of the aforegoing Order was mailed to Mr. and Mrs. Darius Bray, 2 Clipper Road, Baltimore, Maryland 21221, Petitioners.

John W. Hessian, III

PETITION FOR VARIANCES

15th District

Petition for Variances for side and rear yard setbacks and

an accessory structure

ZONING:

DATE & TIME:

Northwest corner of Clipper Road and Riverside Road Tuesday, June 24, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side yard setback of 17 inches in lieu of the required 10 feet and a rear yard setback of 17 inches in lieu of the required 30 feet and to allow an existing accessory structure (pool) to be located outside of the third of the lot farthest removed from any street

The Zoning Regulations to be excepted as follows: Section 1B02.3C.1 - side and rear yard setbacks Section 400.1 - Accessory structure

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Darius D. Bray, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 24, 1980 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF TATIMORE COUNTY

BATTIMORE COUNTY, MARYTAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner John D. Seyffert, Director Office of Planning and Zoning

Petition No. 80-259-A Item 203

Petition for Variances for side and rear yard serback and an accessory Northwest comer of Clipper Road and Riverside Road Petitioner-Darius D. Bray, et ux

Fifteenth District

HEARING: Tuesday, June 24, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

June 4, 1980

JDS:JGH:ab

May 27, 1980

Mr. & Mrs. Darius Bray 2 Clipper Road Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Variances - NW/C of Clipper Road and Riverside Road - Case No. 80-259-A

TIME: 9:30 A.M. DATE: Tuesday, June 24, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

BALTIMORE COUNTY

TOWSON, MARYLAND

WILLIAM E HAMMOND ZONING COMMISSIONER August 14, 1980

Mr. & Mrs. Darius D. Bray 2 Clipper Road

Baltimore, Maryland 21221

RE: Petition for Variances NW/corner of Clipper and Riverside Roads - 15th Election District Darius D. Bray, et ux - Petitioners NO. 80-259-A (Item No. 203)

Dear Mr. & Mrs. Bray:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: Mrs. Margaret A. Shumaker 31 Riverside Road Baltimore, Maryland 21221

> John W. Hessian, III. Esquire People's Counsel

William E. Hammen Zoning Office

> Re: Darris Brae 33 Riverside Rd. #21221

Case #: 80-259-A

Dear Mr. Hammen:

I am opposed to the zoning on said property.

This irregularity in zoning is causing me nuisance and is also an

I am in the process of selling my house, and prospective buyers are very concerned with this problem.

I would like to have a copy of the order sent to me, when a decisi. has been made.

Thank you for your consideration.

Margaret A. Shumaker 31 Riverside Rd.

Balto., Md. 21221

MAS/ms

	CERTIFICATE OF PUBLICATION
PETITION FOR VARIANCES 15th DISTRICT	CERTIFICATE OF PUBLICATION
ZONING: Petition for Variances for side and rear yard setpacks and	
an accessory structure LOCATION: Northwest corner of	Turn C 80
Chipper Road and Riverside Road i	TOWSON, MD.,June 5, 19_80
DATE & TIME: Tuesday, June 24, 1980 at 9:30 A.M.	milio to mo deputed, that the appared advertigement was
PUBLIC HEARING: Room 106, County Office Building, 111 W.	THIS IS TO CERTIFY, that the annexed advertisement was
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The Zoning Commissioner of Bai-	published in 1115 deri Elmonant, a weems newspaper primer
timore County, by authority of the Loning Act and Regulations of	and published in Towson, Baltimore County, Md., Sheer The Vach
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Beginning for the same on the Southwest corner of Clipper Road	D. Teank Surveying
and Riverside Road and known as	Manager.
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ords of Baltimore County in Liber Colio 119.	Cost of Advertisement, \$
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1980 at 9:30 A.M.	
Public Hearing: Room 106, County Office Building, 111 W. Chesa-	•
peake Avenue, Towson, Maryland. By Order Of	
WILLIAM E. HAMMOND, Zoning Commissioner	
of Baltimore County June 5.	

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this William E. Hammond, Zoning Commissioner \*This is not to be interpreted as acceptance of the Petition for assignment of a

Mr. & Mrs. Darius D. Bray 2 Clipper Road Baltimore, Maryland 21221

Petitioner's Attorney

PETITION FOR VARIANCES

Zoning: Petition for Variances or side and rear yard setbacks and an accessory structure

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue Towson, Maryland 21204

Your of May	Petition has been re	eceived and accepted for filing this 21st	day
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		Sillian & Sh	
		WILLIAM E. HAMMOND	
		Zoning Commissioner	
Petitioner	Bray		
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Reviewed by: Like & Commodari Chairman, Zoning Plans Advisory Committee

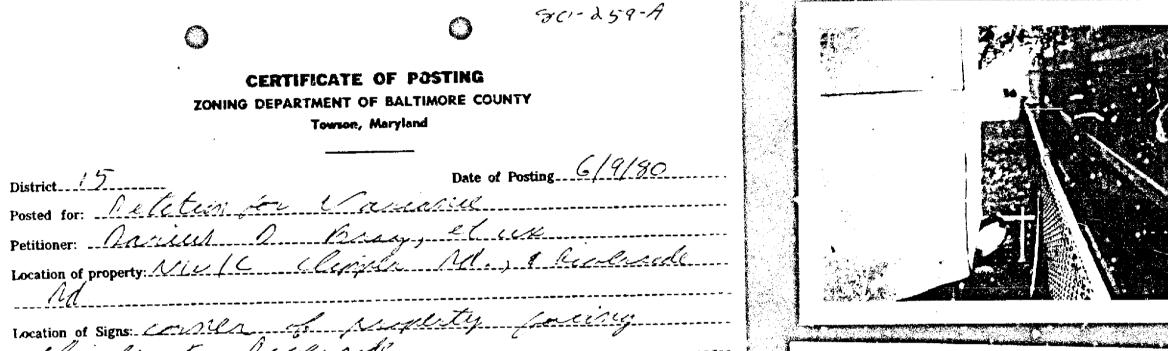
**Qe Essex Times** 

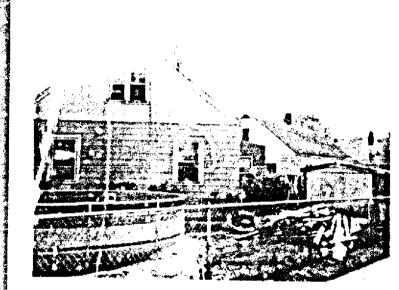
was inserted in Oge Essex Times, a newspaper

printed and published in Baltimore County, once in

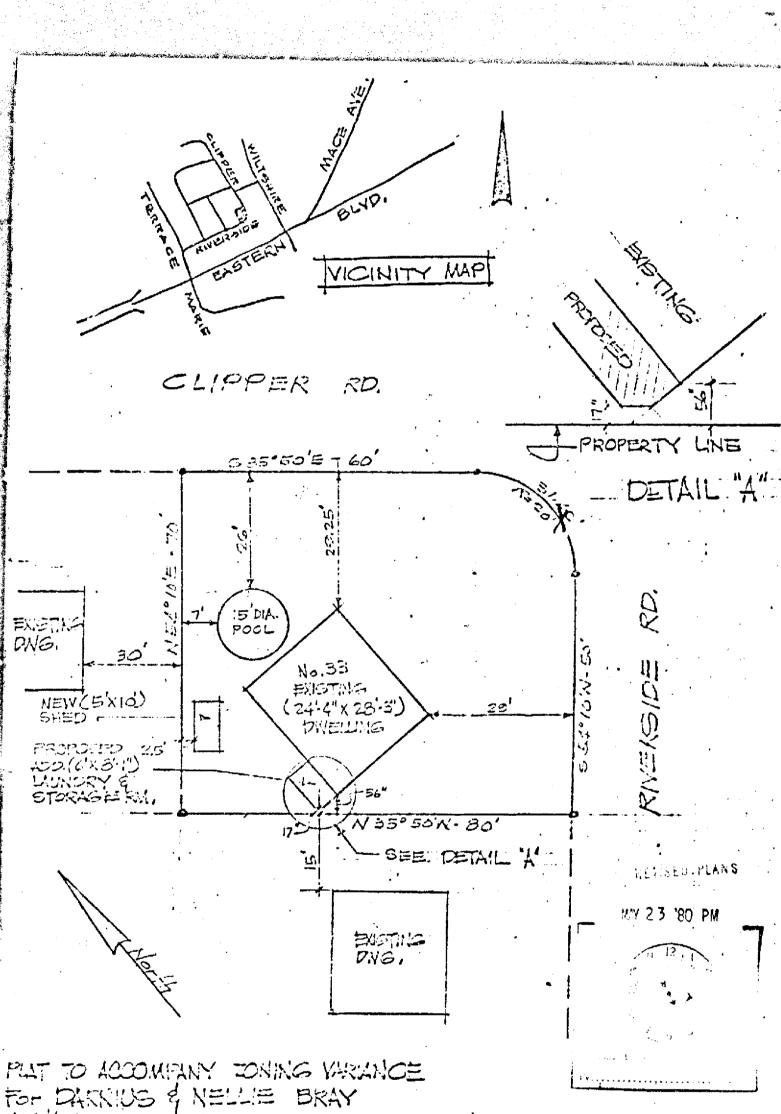
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PETITION	MAPPING			PROGRESS			SHEET			
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15th DIST. ZONE "即STERN TERROR "

DUB TOWNER DATE

OWNERS WILL TAKE FULL RESPONSIBILITY

AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO, TO

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hearing date.